

LOT 49
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

TAYLOR BRENDA J
PO BOX 16674
FERNANDINA BEACH, FL 32035

2025

00-00-30-021E-0049-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall		16	WD FR STUC 100		0900	01	2,978	123.0178	162.38	483,568	2007	2007	0	0	0	8.50	91.50	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2019										Heated Area: 2333										STANDARD									
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2019										Tax Group: 8									
Interior Wall		05	DRYWALL 100																						Tax Dist:									
Interior Floo		11	CLAY TILE 60																						BUILDING MARKET VALUE									
Interior Floo		14	CARPET 40																						TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms			4 100																						SOH/AGL Deduction									
Bathrooms			2 100																						ASSESSED VALUE									
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																						BASE TAXABLE VALUE									
Units		00	0 100																						TOTAL JUST VALUE									
Occupancy		00	NONE 100																						NCON VALUE									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									